

ORDINANCE NO. 920220- G

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS: 12,680 SQUARE FOOT TRACT OF LAND OUT OF OUTLOT NO. 9, DIVISION E, FROM "SF-3" FAMILY RESIDENCE DISTRICT TO "NO-H-CO" NEIGHBORHOOD OFFICE DISTRICT-HISTORIC-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 1504 WEST AVENUE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, WAIVING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1981 is amended to change the base zoning district from "SF-3" Family Residence district to "NO-H-CO" Neighborhood Office district-Historic-Conditional Overlay combining district on the property described in File C14-91-0079 (C14h-83-020):

12,680 square foot tract of land out of Outlot No. 9, Division E, said 12,680 square foot tract of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes,

locally known as 1504 West Avenue, in the City of Austin, Travis County, Texas.

PART 2. That the property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. Development of the Property shall be restricted to a maximum floor to area ratio of .263 to 1.
2. Development of the Property shall be restricted to a maximum impervious coverage of 46.2%.
2. Freestanding signs shall be prohibited on the Property.

Except as specifically restricted pursuant to this ordinance, the property may be developed and used in accordance with the regulations established for the "NO" Neighborhood Office base district and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1981 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

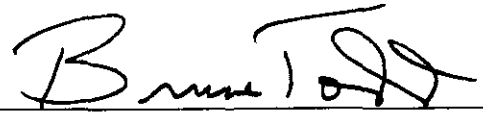
PART 4. That the requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate days shall be waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 5. That this ordinance shall become effective upon the expiration of ten days following the date of its final passage.

PASSED AND APPROVED:

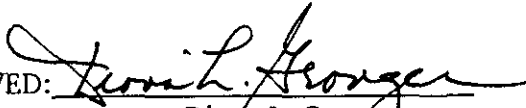
February 20, 1992

§
§
§
§



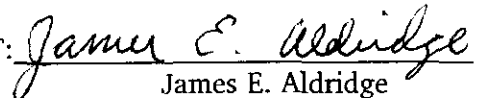
Bruce Todd
Mayor

APPROVED:



Diana L. Granger
Acting City Attorney

ATTEST:



James E. Aldridge
City Clerk

20Feb92
ME/jj

CRICHTON & ASSOCIATES
LAND SURVEYORS
1538 E. ANDERSON LANE #8
AUSTIN, TEXAS 78752
512-837-2000

FIELD NOTES

FIELD NOTES FOR 12,680 SQUARE FEET BEING A
PORTION OF OUTLOT NO. 9, DIVISION "E" IN THE
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING
THE SAME PROPERTY DESCRIBED IN VOLUME 8109,
PAGE 557 OF THE DEED RECORDS OF TRAVIS COUNTY,
TEXAS, SAID TRACT BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at the intersection of the West R.O.W. of West
Avenue and the North R.O.W. of West 15th Street at an iron pin
found.

THENCE N. 32 deg. 37' 51" E. with the West R.O.W. of West
Avenue 108.0 feet to an iron pin found for the POINT OF BEGINNING.

THENCE N. 55 deg. 48' 52" W. with the West line of this
tract 185.34 feet to an iron pipe found.

THENCE N. 34 deg. 10' 04" E. with the Northwest line 68.58 feet
to an iron pin found.

THENCE S. 55 deg. 55' 27" E. with the Northeast line
183.49 feet to an iron pipe found being on the West R.O.W. of
West Avenue.

THENCE S. 32 deg. 37' 51" W. with the West R.O.W. of
West Avenue 68.96 feet to the POINT OF BEGINNING and containing
12,680 square feet.

I hereby certify that the foregoing field notes were prepared
from a survey on the ground under my supervision and are true and
correct.

WITNESS MY HAND AND SEAL THIS THE 21ST DAY OF MARCH 1986



Herman Crichton
Herman W. Crichton, R.P.S. #4046

"EXHIBIT A"

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Joseph J. Springli

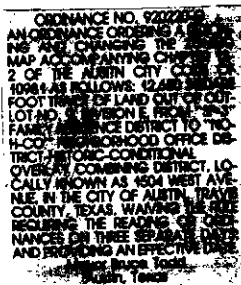
Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

February 28th, 1992

and that the attached is a true copy of said advertisement.

Joseph J. Springli

SWORN AND SUBSCRIBED TO BEFORE ME, this the 28th day of February,
1992.



Diane Coutelle
(Type or Print Name of Notary)

Diane Coutelle

Notary Public in and for
TRAVIS COUNTY, TEXAS

7/16/95
(My Commission Expires:)